

April 26, 2019

Application No.: 54/61796-03-001
School: Leadership Public Schools: Richmond
County of Contra Costa

Ms. Soo Zee Park
Chief Business Officer
Leadership Public Schools
99 Linden Street
Oakland, CA 94607

Dear Ms. Park:

The Office of Public School Construction (OPSC) has completed its review of Leadership Public Schools: Richmond, OPSC application number 54/61796-03-001. Review of the District's project financing, expenditures, and certifications to ensure compliance pursuant to Education Code Sections 17072.35, 17074.25, and 17076.10 and School Facility Program (SFP) Regulation Section 1859.106 was conducted. In addition, the review examined the District's compliance with applicable SFP Regulations in effect when the funding application was received by OPSC, dated December 27, 2012.

The project is a non-financial hardship new construction Charter School Facility Program project that was funded on a 50 percent State and 50 percent District basis. The project has expended funds beyond the SFP grant and is considered overspent.

OPSC has received the signed *Summary of Project Financing and Expenditures* dated April 18, 2019 from the Charter. As the Charter has concurred with the review findings in the *Summary of Project Financing and Expenditures*, the project is considered closed. Enclosed is the final report.

This final report includes the:

1. Summary of Project Financing and Expenditures and Supporting Schedules
2. State Allocation Board Apportionment Approval
3. Division of the State Architect Plan Approval
4. California Department of Education Final Plan Approval

In order to promote School Facility Program transparency, this report will be posted to our website.

Thank you for your assistance and cooperation during the review process. Should you have any questions concerning this report, you may call the Fiscal Services Unit at (916) 376-1771.

Sincerely,


RICK ASBELL, Chief, Fiscal Services
Office of Public School Construction

Enclosure

cc: Patricia Saddler, Charter Superintendent
Project file

Summary of Project Financing and Expenditures

District Name: West Contra Costa Unified
 School: Leadership Public Schools: Richmond
 County: Contra Costa
 SFP Application Number: 54/61796-03-001
 LPP Application Number: _____
 Date: 4/4/2019

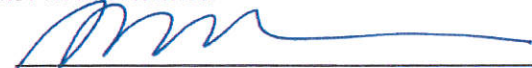
Line			
1	LPP State Apportionment	1	\$ -
2	SFP State Apportionment	2	\$ 11,707,517.00
3	CSFA Lease Amount	3	\$ 2,740,236.00
4	District Contribution	4	\$ 8,967,281.00
5	Interest	5	\$ -
6	Total Project Funding	6	\$ 23,415,034.00
7	Reported Expenditures	7	\$ 30,062,979.74
8	Reported Overspent	8	\$ (6,647,945.74)
9	Grant Adjustments	9	\$ -
10	Total Review Adjustments	10	\$ -
11	Revised Expenditures	11	\$ 27,510,060.32
12	Net Overspent	12	\$ (4,095,026.32)
13	Interest Due	13	\$ -
14	Total to be Returned to the State	14	\$ -

Explanations:

Line 11: Per District, the difference of \$2,552,919.42 from reported expenditures to the revised expenditures was a result of a clerical error. District directed opsc to utilize the revised expenditures amount.

These are the final authorized amounts needed to bring the District's accounting records into compliance. Amounts shown supersede all authorized amounts shown on the Office of Public School Construction Fund Release documents.

ON BEHALF OF THE DISTRICT I CONCUR WITH THIS ANALYSIS AND REQUEST THAT THE OFFICE OF PUBLIC SCHOOL CONSTRUCTION CLOSE ITS BOOKS FOR THIS PROJECT.


 District Representative

4/18/19
 Date

SCHOOL DISTRICT DATA

Application No: 54.61796-03-001
 School District: West Contra Costa Unified
 High School Attendance Area: Kennedy

County: Contra Costa
 School Name: Leadership Public Schools - Richmond

PROJECT DATA

Type of Project: High School
 K-6:
 7-8:
 9-12:
 Non-Severe:
 Severe:
 Application Filing Basis: Site Specific
 Number of Classrooms: 27
 Master Acres:
 Existing Acres: 2.74
 Proposed Acres:
 Recommended Acres: 23.2
 Facility Hardship (a): No
 Financial Hardship Requested: No
 Alternative Education School: No
 Addition to Existing Site: No

ADJUSTED GRANT DATA

Rehabilitation Grant	\$	3,293,352.00
Fire Detection/Alarm		36,751.00
High Performance (4.36%)		361,795.00
Accessibility/Fire Code		243,942.00
Two Stop Elevators		117,021.00
Urban/Security/Impacted Site		2,375,595.00
Prevailing Wage		13,361.00
Total State Share (50%)		11,707,517.00
Charter School Share (50%)		11,707,517.00
Total Project Cost	\$	23,415,034.00

PROJECT FINANCING

<u>State Share</u>	
This Project	\$ 11,707,517.00
<u>Charter School Share</u>	
CSFA Lease Amount	3,000,000.00
Cash Contribution	\$8,707,517.00
Total Project Cost	\$ 23,415,034.00

HISTORY OF PROJECT COST AND APPORTIONMENT

	Fund Code	Proposition	Previously Authorized	Authorized This Action	State Apportionment This Action
<u>State Share</u>					
Rehab./Add. Grant	957-540	1D	\$ 386.00	\$ (386.00)	
Rehab./Add. Grant	057-540	1D	11,344,336.00	386.00	\$ 386.00
High Performance	057-700	1D	361,795.00		
<u>Charter School Share</u>					
CSFA Lease Amount	957-540	1D	691,550.00	(691,550.00)	
CSFA Lease Amount	057-540	1D	2,308,450.00	691,550.00	691,550.00
Cash Contribution			3,707,517.00		
Total			\$ 23,415,034.00	\$ 0.00	\$ 692,436.00

Funding Source: Proposition 1D Bonds/2006-Nov.

Pursuant to the Board's action on April 7, 2014, the Applicant is required to submit a complete Fund Release Authorization (Form SAB 50-05) on or before July 7, 2014; otherwise, the apportionment will be rescinded without further Board action and will receive a new Unfunded Approval date of July 7, 2014.

The Form SAB 50-05 submittal must contain an original signature from a designated Charter School Representative and must be physically received by the Office of Public School Construction at 707 Third Street, West Sacramento, CA 95605 prior to the close of business on July 7, 2014.

Assembly Bill 435 (Solomon), Chapter 373, Statutes of 2011, requires school districts to notify the Department of Industrial Relations (DIR) of School Facility Program projects with a public works contract awarded on or after January 1, 2012. Except for projects exempt pursuant to Labor Code Section 1771.3(b)(3), the DIR is required to provide prevailing wage monitoring services for the projects. The Applicant shall ensure that it is in compliance with all applicable laws, regulations and certifications it made on the program forms. This item will not be considered full and final until such time the adjustment to the new construction grant has been made pursuant to Education Code Section 17072.11(b).

The Charter School received \$2,479,636.20 for advance design costs and \$20,242,961.80 for full grant funding.



State of California • Edmund G. Brown Jr., Governor
State and Consumer Services Agency

DGS

DEPARTMENT OF GENERAL SERVICES

Division of the State Architect - Oakland Office

5/2/2012 - APPROVAL OF PLAN(S)

BRUCE HARTER
WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT
1108 BISSELL AVENUE
RICHMOND, 94301-3135

Project: New Gompers HS/ LPS Richmond school -West Contra Costa USD
Total Scope of Project: Construction of 2-Classroom Buildings, 1-Gymnasium Building

Increment #: 0
Application #: 01-112197
File #: 7-H7

Drawings and specifications for the subject project have been examined and stamped by the Division of the State Architect (DSA) for identification on 5/2/2012. This letter constitutes the "written approval of the plans as to safety of design and construction" required before letting any contract for construction, and applies only to the work shown on these drawings and specifications. The date of this letter is the DSA approval date.

Approval is limited to the particular location shown on the drawings and is conditioned on construction starting within one year from the stamped date. The inspector must be approved and the contract information, including the construction start date, must be given to DSA prior to start of construction.

DSA does not review drawings and specifications for compliance with Parts 3 (California Electrical Code), 4 (California Mechanical Code), and 5 (California Plumbing Code) of Title 24. It is the responsibility of the professional consultants named on the application to verify this compliance.

Please refer only to the boxes checked below which indicate applicable conditions specific to this project:

- ☒ Buildings constructed in accordance with approved drawings and specifications will meet minimum required standard given in Title 24, California Code of Regulations, for structural, and fire and life safety.
- ☐ Due to the nature of the building(s), certain precautions considered necessary to assure long service have not been required. In the condition as built, the building(s) will meet minimum required standards for structural, and fire and life safety. The owner must observe and correct deterioration in the building in order to maintain it in a safe condition.
- ☐ Your attention is drawn to the fact that this application was submitted under the provisions of Sections 33140/31130 of the Education Code which permit repairs or replacement of a fire damaged building to be made in accordance with the drawings and specifications previously approved by this office. The drawings and specifications approved for the reconstruction of this building conform to the drawings and specifications approved under application # _____.
- ☐ These drawings and specifications meet the rules, regulations, and building standards in effect at the time of the original approval and do not necessarily comply with rules, regulations, or building standards currently in effect.
- ☐ Due to the nature of the poles, certain precautions considered necessary to assure long service have not been insisted upon. In their condition as built, they will meet minimum required safety standards; however, your attention is directed to the comparatively short life of wood poles. It will be the responsibility of the owner to maintain them in a safe condition.

Application #: 01-112197
File #: 7-H7

- ☒ Bleachers or grandstands constructed in accordance with approved drawings and specifications will meet minimum required standards for structural and fire and life safety. The owner should provide for and require periodic safety inspections throughout the period of use to ensure framing and other parts have not been damaged or removed. On bleachers or grandstands having bolts, locking or safety devices, the owner shall require that all such components be properly tightened or locked prior to each use.
- ☐ This approval is for the part shown only since the drawings and specifications for the proposed work include only the portion of the building to be partially constructed on the subject site. It is understood that a separate application will be subsequently filed, together with drawings and specifications showing a plot plan and details of work necessary for completion. A contract for completion shall not be let before the written approval of such drawings has been obtained from the Department of General Services.
- ☐ The building(s) was designed to support a snow load of 0 pounds per square foot of roof area. Snow removal must be considered if the amount of snow exceeds that for which the building(s) was designed.
- ☒ This constitutes the written approval certifying that the drawings and specifications are in compliance with State regulations for the accommodation of the disabled which are required before letting any contract for construction. (See Section 4454, Government Code.)
- ☐ Your application for the construction of a relocatable building submitted under the provisions of Section 17293 of the Education Code is hereby approved. This approval certifies that the drawings and specifications are in compliance with state regulations for accommodation of the disabled, structural safety, and fire and life safety. This approval applies only to the drawings and specifications for the foundation system, anchorage of the overhead nonstructural elements, and site work related to this project. Documentation has been received indicating that the building was constructed after December 19, 1979, and bears a commercial coach insignia of approval from the Department of Housing and Community Development (HCD). Confirmation that the construction of the HCD building conforms to the appropriate state regulations is done by others. (See Section 17307, Education Code and Section 4454, Government Code.)
- ☒ Deferred Approval(s) Items:
Skylights, Elevator Guide Rails and Support Bracket Anchorage, Window Wall Systems or Storefronts with soans greater than 10 feet

This Project has been classified as **Class 1**. An Inspector who is certified by DSA to inspect this class of project must be approved by DSA prior to start of construction.

Please refer to the above application number in all correspondence, reports, etc., in connection with this project.

Sincerely,



Digitally signed by DAVID CHOI
DN: cn=DAVID CHOI, o=California
Department of General Services, ou=Division of
the State Architect, ou=www.casign.com
c=US, email=David.Choi@casign.com
title=SUPERVISING STRUCTURAL ENGINEER
cn=DAVID CHOI, email=David.Choi@casign.com
Date: 2012.05.21 13:17:33 -0700

for Chester "Chet" Widom, FAIA
State Architect

cc
Architect



CALIFORNIA
DEPARTMENT OF
EDUCATION

TOM TORLAKSON

STATE SUPERINTENDENT OF EDUCATION

October 15, 2012

West Contra Costa Unified
1108 Bissell Ave
Richmond, CA 94301

Project Tracking No. 61796-172
Re: Leadership Public Schools, Richmond
County: Contra Costa
Square Feet: 76,562
Grade Level: 9 - 12

Dear Superintendent:

Subject: Final Plan Approval - Modernization

The California Department of Education approves the plans with the title sheet date of September 30, 2011, for the above referenced project. The plans were received on September 7, 2012. The plans meet the California Department of Education's standards for educational adequacy (California Code of Regulations, Title 5, et seq. and Education Code 17251(c) and (d)).

It is the responsibility of the school district to meet all requirements concerning toilet facilities, drinking water supply, sewage disposal, food service facilities and other plan elements having primary health and safety implications. The plans should be reviewed by the local health agency having jurisdiction and a written approval should be secured and filed in the school district's records. If the approved project involves work on an existing school building, it is the responsibility of the school district to meet all Federal, State and local requirements relating to the identification, remediation and/or removal of hazardous levels of lead and asbestos containing materials before or during construction. It is the responsibility of the district to complete all of the mitigation measures identified in the documents submitted to the California Department of Education for review.

The school site for this project is 2.74 usable acres. This represents 11.81% of the California Department of Education's recommended site size of 23.2 acres, as contained in the California Department of Education's "Guide to School Site Analysis and Development (2000)" for the current CBEDS enrollment of the site and the student capacity added by this project as calculated pursuant to SAB Regulation 1859.83(d).

The project as approved consists of:

<u>TEACHING STATIONS</u>	<u>GRADE LEVEL</u>	<u>ROOMS</u>	<u>STUDENTS</u>
Arts and Crafts	9 - 12	1	27
Classrooms	9 - 12	17	459
Computer	9 - 12	3	81

Dance Classroom	9 - 12	1	27
PE Room	9 - 12	1	27
Science Lab	9 - 12	4	108

Based on the standards specified in Education Code 17071.25 and the number of teaching stations in the project, the student capacity of this project is 729.

CORE FACILITIES:

Administration	Cafeteria	Kitchen
Library	Multi-Purpose	Resource Specialist Proj.
Teacher Work Room	Toilets	

The district has certified that this project is either exempt from, or has completed, the California Environmental Quality Act (CEQA) process.

For projects to be funded under the Leroy F. Greene School Facility Act of 1998, funding requests to the State Allocation Board must be submitted within two (2) years of the date of this letter. If the district is not seeking financial assistance from the State Allocation Board, the project must commence construction within two (2) years of the date of this letter. Regardless of the funding source, if, prior to construction, changes are made to the plans that would affect or alter the California Department of Education's original approval (including but not limited to changes in surrounding land uses, the master plan capacity of the project, changes in code and/or regulation, or a subsequent CEQA determination), the plan may be subject to reevaluation using the most recent standards.

Please contact the consultant identified below if you have questions regarding this letter.

Sincerely,


Fred A. Yeager, Assistant Director
School Facilities and Transportation Services
Division


Liese W. Olukoya, Consultant
School Facilities and Transportation Services
Division
(916)445-5657

DP7150/P6342
cc: Architect